Muncie Redevelopment Commission Meeting Memoranda

December 19, 2024

**Video and audio of the meeting is available for review on the City of Muncie, Indiana Facebook page.**

9:01 Zane Bishop calls the meeting to order.

* Attendance is taken. Isaac Miller was absent. All others present.
* Motion to approve the agenda. Motion by Dale and Second by Prybylla. Approved 4-0.
* Motion to amend November Meeting Memoranda by Dale. Failed for lack of a second. Motion to approve November Memoranda as presented by Prybylla with second by Wagley. Approved 3-1 with Dale voting no.
* Claims presented by Controller, Craig Wright.
  + Mr. Wright mentioned that he had discussed the issue of the payment of utilities for the former YMCA with the present owner. The owner agreed to repay any utilities that should have been paid by him but were invoiced to the City. Mr. Wright also sent current utility invoices received by City.
  + Mr. Dale questioned the payment of paving services to E&B Paving in the amount of $20,802.81. Dale suggested that E&B Paving were not involved and should not be paid.
  + Motion to approve claims without approving E&B Paving by Dale with second by Bishop. Approved 3-1 with Wagley voting no.
* Report from Jeff Howe
  + Financial Position Update: Mr. Howe provided a brief update on the financial status of the various TIF Districts and the money which must be spent in those districts. Total focused funds were approximately $2.3 million. Update on projected income from various sources and projects as well as expenditures.
  + Storer Estates now has four homes under construction.
  + Skate Park is now under construction.
  + The Point (next to City Hall) is also under construction to complete the downtown gateway.
  + Potential Opportunities:
    - Mr. Howe noted the potential for several READI 2.0 grant projects which are potentially moving forward with an investment value of approximately $32 million. While not yet formally approved, the MRC is seeking commitments from three developers in an effort to finalize the projects. All three necessary commitments from outside developers have been received. All are contingent on READI 2.0 grants.
    - Mr. Howe provided a draft of the updated hotel feasibility study. The final study is not yet available but has been ordered. The draft indicates that there is a strong need in the downtown area for an 80-room national brand hotel.
    - Mr. Howe has had discussions with multiple developers about construction of additional housing at all income levels and ranges. This would include both multifamily and single family units. Mr. Howe noted that about 9,000 people commute into the City daily for work and the City has approximately a 2,400 housing unit shortage. Bishop suggested that additional study should be done into the workers and/or people that could be attracted to move to the City.
* Other Business:
  + Property Application: Application to purchase vacant lot at 1605 W 9th Street for $500.00 submitted by Summer Johnson. The lot is adjacent to her property. The purpose is to construct a basketball court and garden. Motion to approve application by Dale with second by Wagley. Application approved 4-0.
  + Muncie Land Bank: Nate Howard provided an update. The land bank will be receiving tax deeds on 36 properties. Available inventory is low as most land bank properties are tied to projects or funding requests. The properties previously transferred by the MRC to the land bank have been transitioned back into public hands. Attended “First Friday” in December. No First Friday meeting in January due to the holidays. The land bank will present at the “Idea Conference” in March. The land bank is working to prepare a report on the tax sale to share the outcome with the public.
* Public Comment:
  + Ed Conatser: Wished the Commission Merry Christmas and passed along items received from DR Horton.
  + Rick Yencer: Noted several million dollars had recently been committed to development by the City and requested additional information. Noted that tax financed developments don’t result in local jobs.
  + Carley Acree-King: New director for MadJax. Wanted to express appreciation for the MRC’s work with MadJax and committed to provide updates in the future.
* Commissioner Comments:
  + None.
* Meeting adjourned without objection at 9:50
* Next Meeting January 16, 2024